HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Calgary CMA

Date Released: July 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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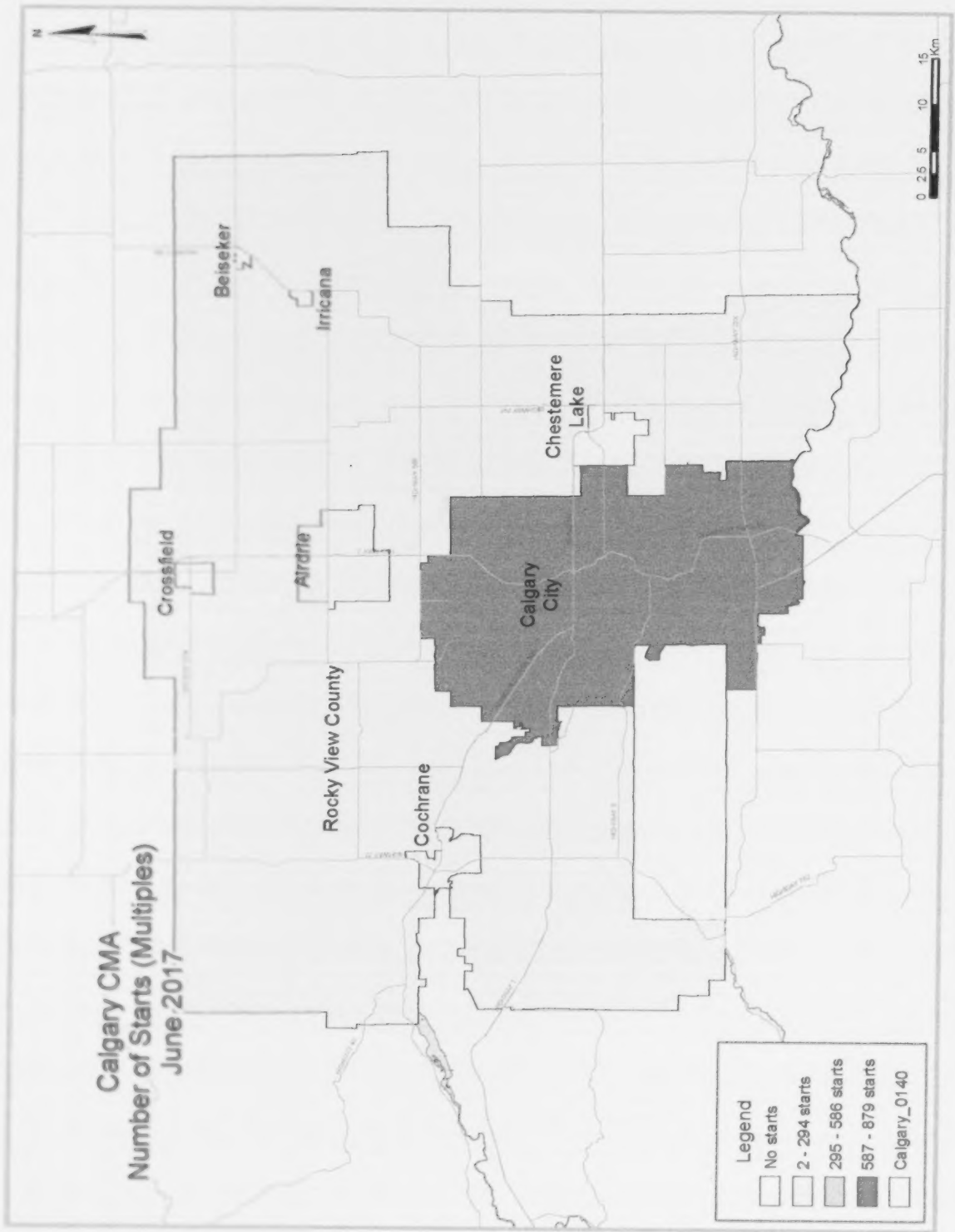
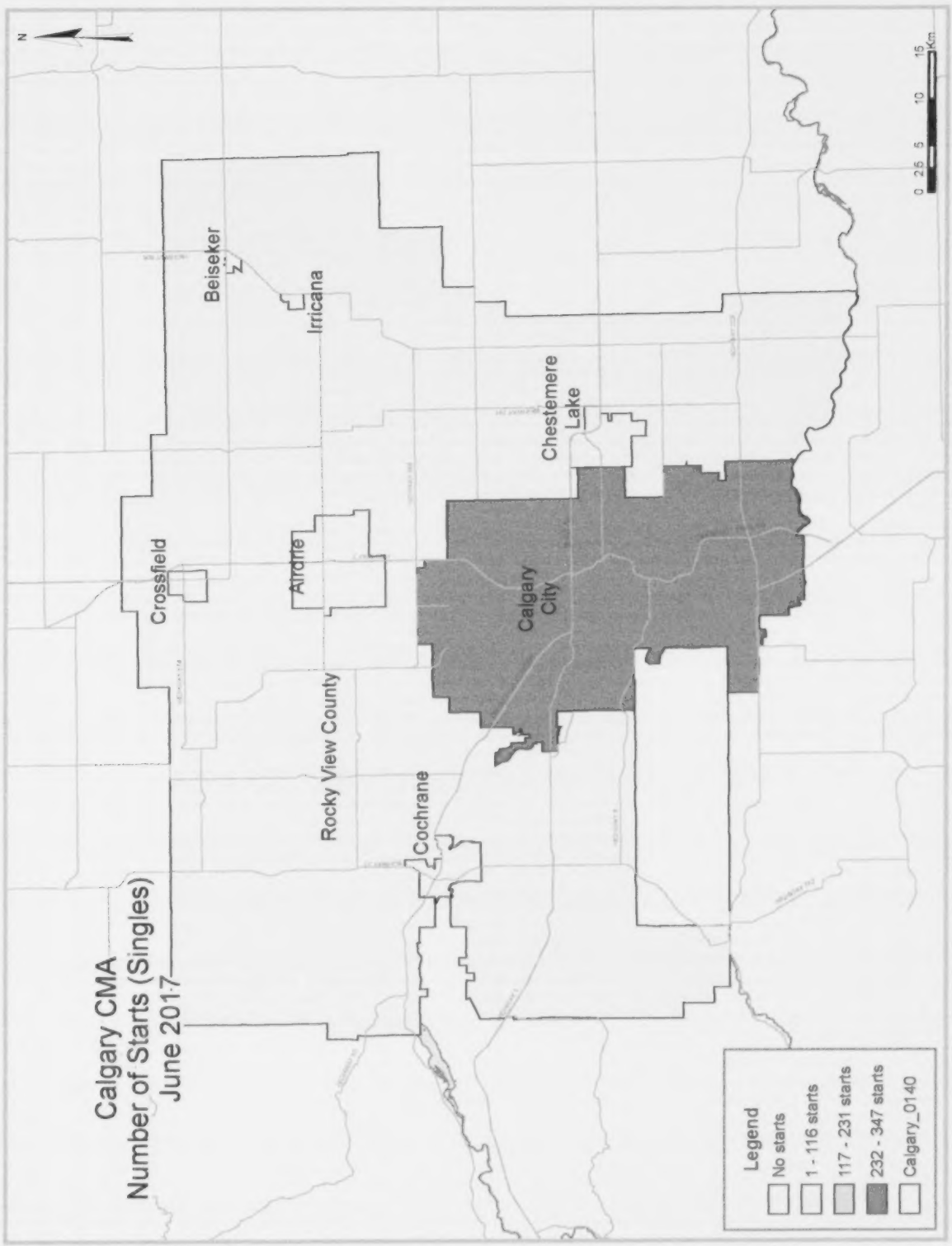
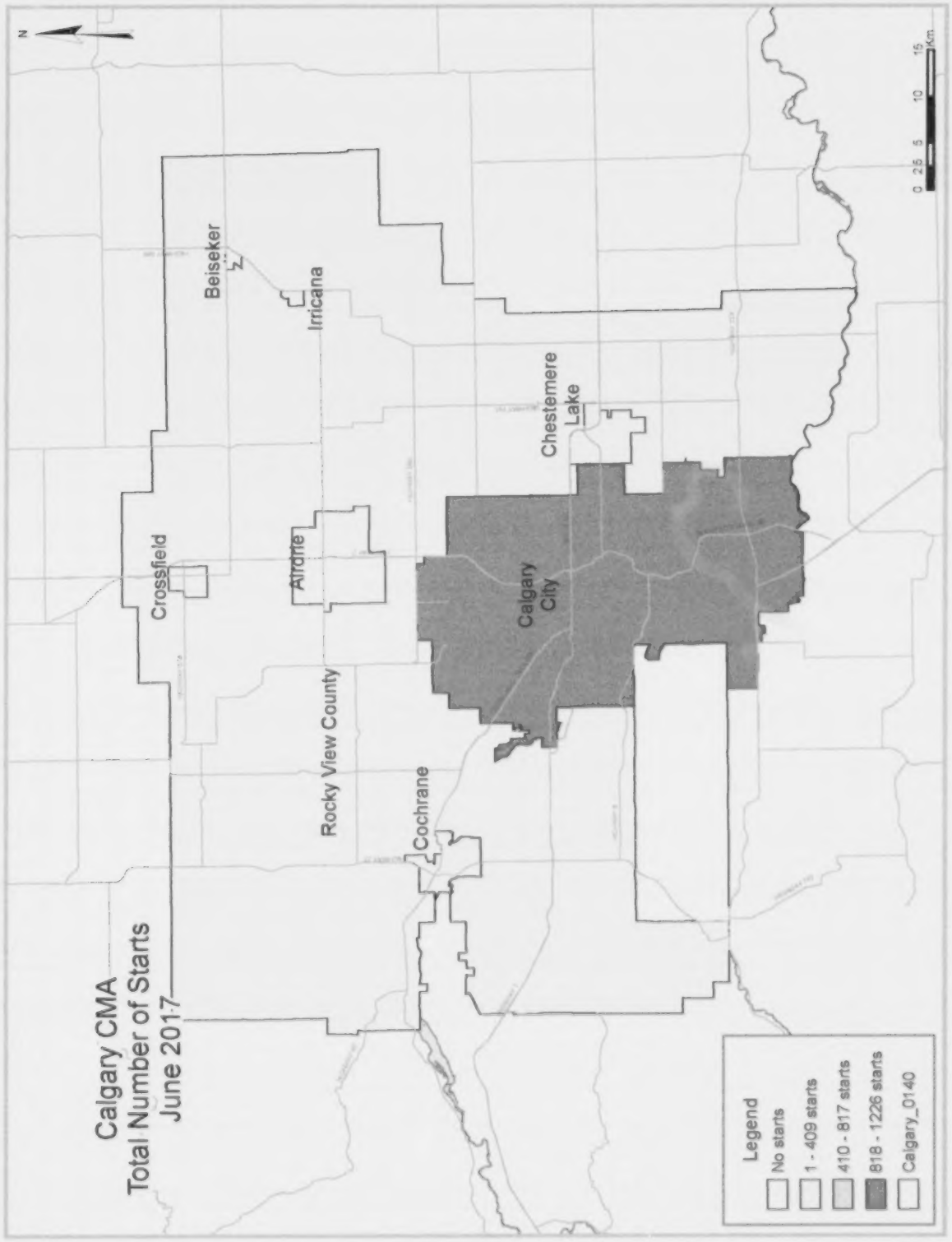
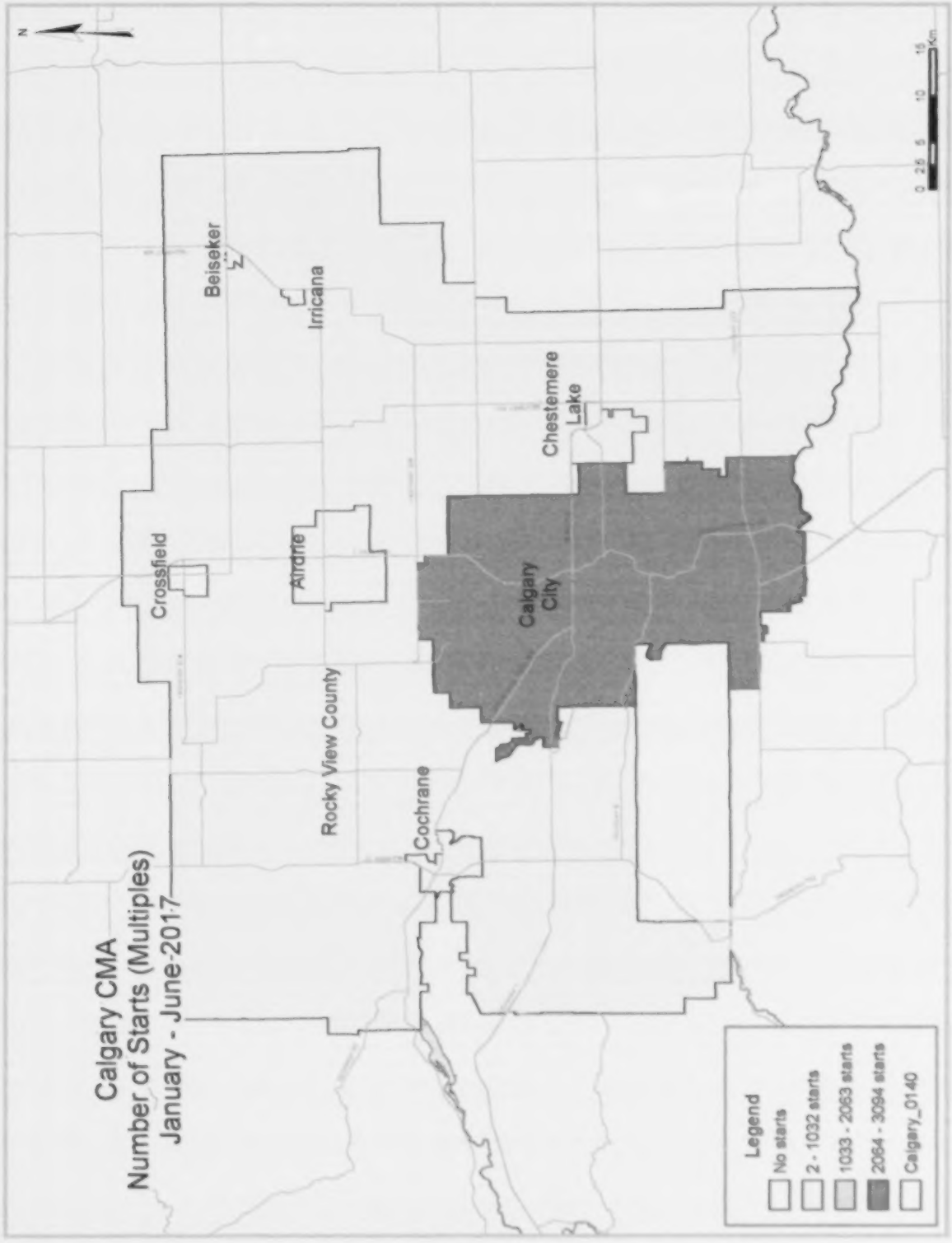
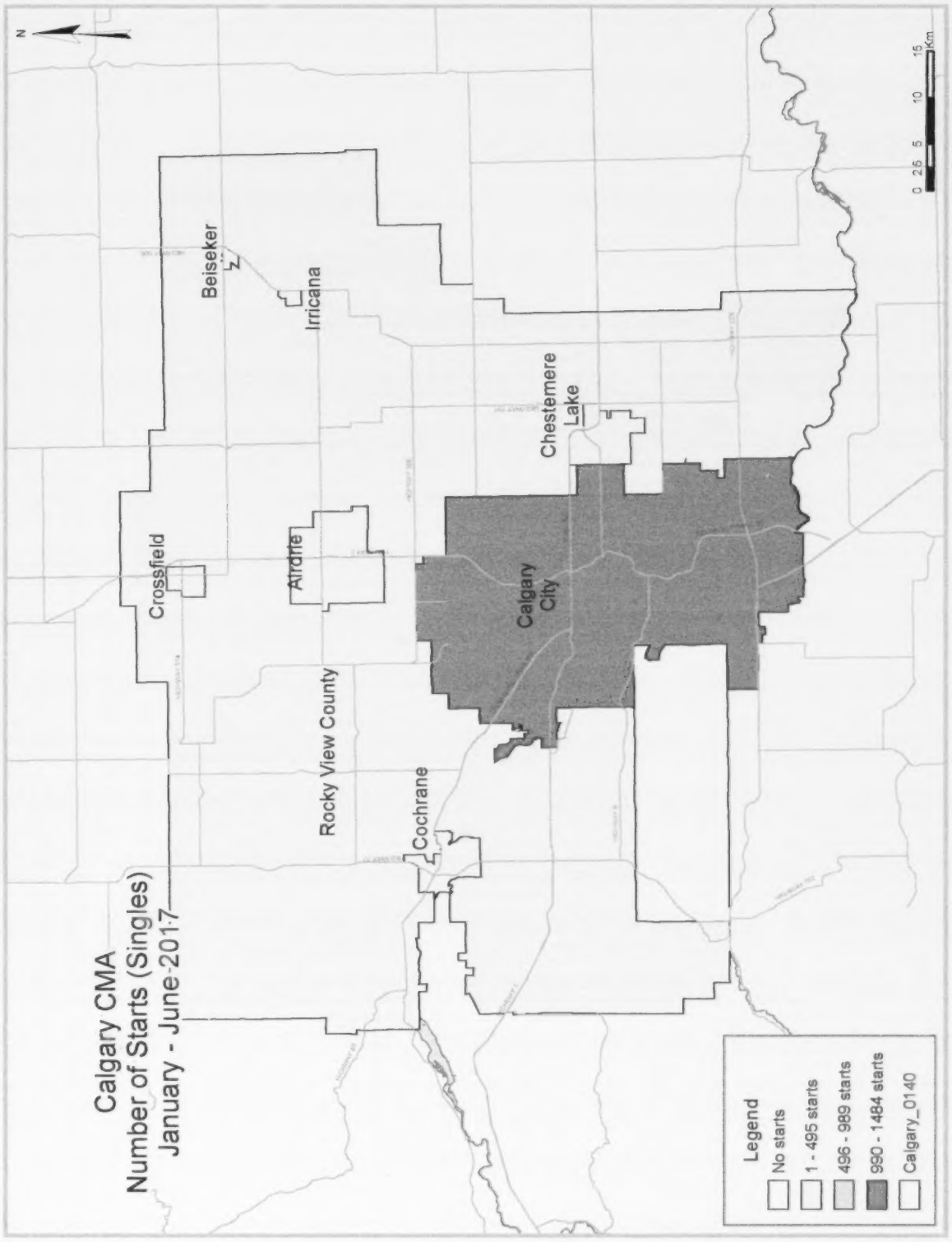
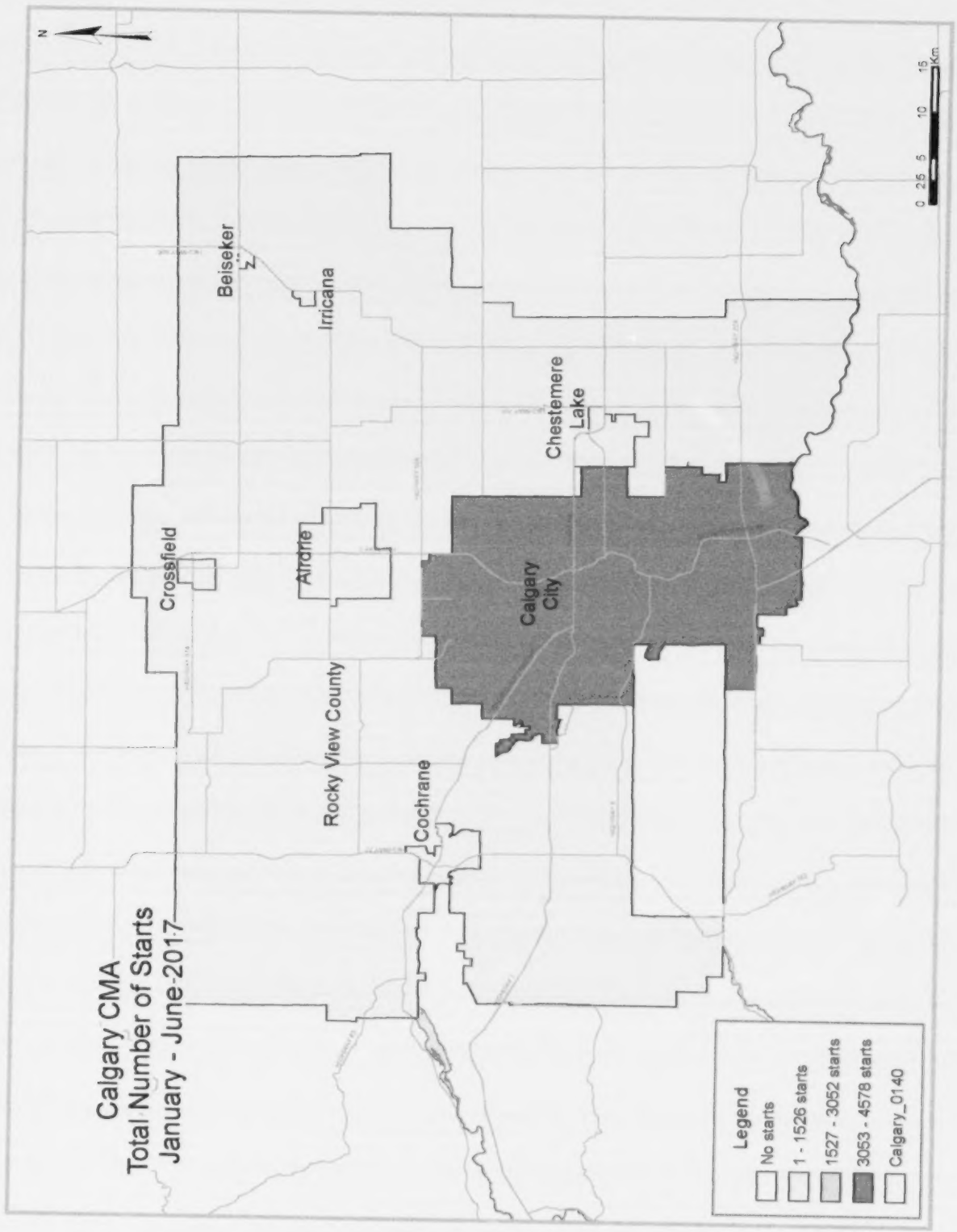

Calgary CMA
Number of Starts (Multiples)
June 2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 294 starts
295 - 586 starts
587 - 879 starts
Calgary_0140


Calgary CMA
Number of Starts (Singles)
June 2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 116 starts
117 - 231 starts
232 - 347 starts
Calgary_0140


Calgary CMA
Total Number of Starts
June 2017
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
N
0 2.5 5 10 15 Km
Legend
No starts
1 - 409 starts
410 - 817 starts
818 - 1226 starts
Calgary_0140


Calgary CMA
Number of Starts (Multiples)
January - June-2017
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 1032 starts
1033 - 2063 starts
2064 - 3094 starts
Calgary_0140


Calgary CMA
Number of Starts (Singles)
January - June 2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 495 starts
496 - 989 starts
990 - 1484 starts
Calgary_0140


Calgary CMA
Total Number of Starts
January - June 2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 1526 starts
1527 - 3052 starts
3053 - 4578 starts
Calgary_0140

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2017		
Calgary CMA[1]	May 2017	June 2017
Trend[2]	10,530	11,305
SAAR	11,839	16,335
	June 2016	June 2017
Actual		
June - Single-Detached	339	445
June - Multiples	491	945
June - Total	830	1,390
January to June - Single-Detached	1,466	2,016
January to June - Multiples	2,394	3,509
January to June - Total	3,860	5,525

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2017	445	154	60	0	73	491	18	149	1,390
June 2016	339	138	31	0	85	237	0	0	830
% Change	31.3	11.6	93.5	n/a	-14.1	107.2	n/a	n/a	67.5
Year-to-date 2017	2,016	558	427	0	370	1,560	18	576	5,525
Year-to-date 2016	1,466	392	116	0	436	1,296	0	154	3,860
% Change	37.5	42.3	**	n/a	-15.1	20.4	n/a	**	43.1
UNDER CONSTRUCTION									
June 2017	2,477	710	523	0	606	4,815	43	860	10,034
June 2016	2,009	642	167	1	1,037	5,228	5	1,993	11,082
% Change	23.3	10.6	**	-100.0	-41.6	-7.9	**	-56.8	-9.5
COMPLETIONS									
June 2017	338	128	54	0	93	81	1	0	695
June 2016	433	134	30	0	119	507	8	535	1,766
% Change	-21.9	-4.5	80.0	n/a	-21.8	-84.0	-87.5	-100.0	-60.6
Year-to-date 2017	1,740	502	215	1	424	1,617	16	806	5,321
Year-to-date 2016	1,822	472	160	1	684	2,100	47	1,266	6,552
% Change	-4.5	6.4	34.4	0.0	-38.0	-23.0	-66.0	-36.3	-18.8
COMPLETED & NOT ABSORBED									
June 2017	439	167	27	0	135	1,149	n/a	n/a	1,917
June 2016	359	138	17	0	93	485	n/a	n/a	1,092
% Change	22.3	21.0	58.8	n/a	45.2	136.9	n/a	n/a	75.5
ABSORBED									
June 2017	322	106	46	0	91	117	n/a	n/a	682
June 2016	438	116	31	0	121	439	n/a	n/a	1,145
% Change	-26.5	-8.6	48.4	n/a	-24.8	-73.3	n/a	n/a	-84.9
Year-to-date 2017	1,683	482	189	1	440	1,243	n/a	n/a	4,038
Year-to-date 2016	1,821	456	144	1	661	1,809	n/a	n/a	4,892
% Change	-7.6	5.7	31.3	0.0	-33.4	-31.3	n/a	n/a	-17.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
June 2017	347	116	38	0	73	491	12	149	1,226
June 2016	264	100	22	0	37	237	0	0	660
Airdrie									
June 2017	31	28	17	0	0	0	6	0	82
June 2016	21	30	9	0	48	0	0	0	108
Beiseker									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
Chestermere Lake									
June 2017	27	0	0	0	0	0	0	0	27
June 2016	5	0	0	0	0	0	0	0	5
Cochrane									
June 2017	23	8	5	0	0	0	0	0	36
June 2016	28	6	0	0	0	0	0	0	34
Crossfield									
June 2017	3	0	0	0	0	0	0	0	3
June 2016	9	0	0	0	0	0	0	0	9
Irricana									
June 2017	1	0	0	0	0	0	0	0	1
June 2016	0	2	0	0	0	0	0	0	2
Rocky View County									
June 2017	13	2	0	0	0	0	0	0	15
June 2016	12	0	0	0	0	0	0	0	12
First Nations									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
June 2017	445	154	60	0	73	491	18	149	1,390
June 2016	339	138	31	0	85	237	0	0	830

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
June 2017	1,800	556	433	0	379	4,768	28	773	8,737
June 2016	1,417	480	131	1	583	5,097	1	1,834	9,544
Airdrie									
June 2017	257	82	52	0	105	20	15	0	531
June 2016	206	86	32	0	266	131	0	159	880
Beiseker									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	2	0	0	0	0	0	0	0	2
Chestermere Lake									
June 2017	68	10	0	0	0	0	0	0	78
June 2016	74	2	0	0	16	0	0	0	92
Cochrane									
June 2017	150	54	38	0	122	27	0	87	478
June 2016	120	50	0	0	172	0	4	0	346
Crossfield									
June 2017	41	0	0	0	0	0	0	0	41
June 2016	28	6	4	0	0	0	0	0	38
Irricana									
June 2017	1	0	0	0	0	0	0	0	1
June 2016	0	2	0	0	0	0	0	0	2
Rocky View County									
June 2017	160	8	0	0	0	0	0	0	168
June 2016	162	16	0	0	0	0	0	0	178
First Nations									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
June 2017	2,477	710	523	0	606	4,815	43	860	10,034
June 2016	2,009	642	167	1	1,037	5,228	5	1,993	11,082

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
June 2017	242	94	30	0	58	37	1	0	462
June 2016	330	106	21	0	73	495	0	535	1,560
Airdrie									
June 2017	38	12	24	0	6	44	0	0	124
June 2016	50	20	9	0	34	12	0	0	125
Beiseker									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
Chestermere Lake									
June 2017	13	4	0	0	29	0	0	0	46
June 2016	9	0	0	0	6	0	0	0	15
Cochrane									
June 2017	17	14	0	0	0	0	0	0	31
June 2016	24	8	0	0	6	0	8	0	46
Crossfield									
June 2017	6	0	0	0	0	0	0	0	6
June 2016	3	0	0	0	0	0	0	0	3
Irricana									
June 2017	0	2	0	0	0	0	0	0	2
June 2016	2	0	0	0	0	0	0	0	2
Rocky View County									
June 2017	22	2	0	0	0	0	0	0	24
June 2016	15	0	0	0	0	0	0	0	15
First Nations									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
June 2017	338	128	54	0	93	81	1	0	695
June 2016	433	134	30	0	119	507	8	535	1,766

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
June 2017	294	119	1	0	108	1,131	n/a	n/a	1,653
June 2016	254	106	16	0	73	430	n/a	n/a	879
Airdrie									
June 2017	54	26	15	0	14	14	n/a	n/a	123
June 2016	40	17	1	0	6	49	n/a	n/a	113
Beiseker									
June 2017	0	0	0	0	0	0	n/a	n/a	0
June 2016	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
June 2017	14	5	0	0	0	0	n/a	n/a	19
June 2016	15	1	0	0	6	0	n/a	n/a	22
Cochrane									
June 2017	33	12	11	0	13	4	n/a	n/a	73
June 2016	28	14	0	0	8	6	n/a	n/a	56
Crossfield									
June 2017	12	0	0	0	0	0	n/a	n/a	12
June 2016	2	0	0	0	0	0	n/a	n/a	2
Irricana									
June 2017	0	2	0	0	0	0	n/a	n/a	2
June 2016	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
June 2017	32	3	0	0	0	0	n/a	n/a	35
June 2016	20	0	0	0	0	0	n/a	n/a	20
First Nations									
June 2017	0	0	0	0	0	0	n/a	n/a	0
June 2016	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
June 2017	439	167	27	0	135	1,149	n/a	n/a	1,917
June 2016	359	138	17	0	93	485	n/a	n/a	1,092

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
June 2017	250	85	14	0	51	75	n/a	n/a	475
June 2016	333	98	22	0	82	425	n/a	n/a	960
Airdrie									
June 2017	24	7	31	0	4	42	n/a	n/a	108
June 2016	50	10	9	0	34	14	n/a	n/a	117
Beiseker									
June 2017	0	0	0	0	0	0	n/a	n/a	0
June 2016	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
June 2017	10	0	0	0	36	0	n/a	n/a	46
June 2016	9	0	0	0	0	0	n/a	n/a	9
Cochrane									
June 2017	15	13	1	0	0	0	n/a	n/a	29
June 2016	28	8	0	0	5	0	n/a	n/a	41
Crossfield									
June 2017	2	0	0	0	0	0	n/a	n/a	2
June 2016	1	0	0	0	0	0	n/a	n/a	1
Irricana									
June 2017	0	0	0	0	0	0	n/a	n/a	0
June 2016	2	0	0	0	0	0	n/a	n/a	2
Rocky View County									
June 2017	21	1	0	0	0	0	n/a	n/a	22
June 2016	15	0	0	0	0	0	n/a	n/a	15
First Nations									
June 2017	0	0	0	0	0	0	n/a	n/a	0
June 2016	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
June 2017	322	106	46	0	91	117	n/a	n/a	682
June 2016	438	116	31	0	121	439	n/a	n/a	1,145

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	3,489	942	358	0	751	3,543	8	154	9,245
% Change	-15.6	-9.1	-0.8	-100.0	-56.9	-21.4	-52.9	-87.5	-29.1
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	% Change
Calgary City	347	264	116	100	123	59	640	237	1,226	660	85.8
Airdrie	31	21	28	30	23	57	0	0	82	108	-24.1
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	27	5	0	0	0	0	0	0	27	5	**
Cochrane	23	28	8	6	5	0	0	0	36	34	5.9
Crossfield	3	9	0	0	0	0	0	0	3	9	-66.7
Irricana	1	0	0	2	0	0	0	0	1	2	-50.0
Rocky View County	13	12	2	0	0	0	0	0	15	12	25.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	445	339	154	138	151	116	640	237	1,390	830	67.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Calgary City	1,484	1,068	420	276	641	380	2,033	1,394	4,578	3,118	46.8
Airdrie	231	154	82	80	95	127	0	56	408	417	-2.2
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	61	41	10	0	0	22	0	0	71	63	12.7
Cochrane	122	112	54	28	69	21	103	0	348	161	116.1
Crossfield	43	28	0	4	0	0	0	0	43	32	34.4
Irricana	1	0	0	2	0	0	0	0	1	2	-50.0
Rocky View County	74	62	2	4	0	0	0	0	76	66	15.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,016	1,466	568	394	805	550	2,136	1,450	5,525	3,860	43.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Calgary City	111	59	12	0	491	237	149	0
Airdrie	17	57	6	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	5	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	133	116	18	0	491	237	149	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	629	380	12	0	1,544	1,240	489	154
Airdrie	89	127	6	0	0	56	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	22	0	0	0	0	0	0
Cochrane	69	21	0	0	16	0	87	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	787	550	18	0	1,560	1,296	576	154

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Calgary City	501	386	564	274	161	0	1,226	660
Airdrie	76	60	0	48	6	0	82	108
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	27	5	0	0	0	0	27	5
Cochrane	36	34	0	0	0	0	36	34
Crossfield	3	9	0	0	0	0	3	9
Irricana	1	2	0	0	0	0	1	2
Rocky View County	15	12	0	0	0	0	15	12
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	659	508	564	322	167	0	1,390	830

Table 2.5: Starts by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	2,253	1,432	1,824	1,532	501	154	4,578	3,118
Airdrie	356	260	46	157	6	0	408	417
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	71	41	0	22	0	0	71	63
Cochrane	201	140	60	21	87	0	348	161
Crossfield	43	32	0	0	0	0	43	32
Irricana	1	2	0	0	0	0	1	2
Rocky View County	76	66	0	0	0	0	76	66
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	3,001	1,974	1,930	1,732	594	154	5,525	3,860

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	% Change
Calgary City	243	330	94	108	88	92	37	1,030	462	1,560	-70.4
Airdrie	38	50	12	20	30	43	44	12	124	125	-0.8
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	13	9	4	0	29	6	0	0	46	15	**
Cochrane	17	24	14	8	0	14	0	0	31	46	-32.6
Crossfield	6	3	0	0	0	0	0	0	6	3	100.0
Irricana	0	2	2	0	0	0	0	0	2	2	0.0
Rocky View County	22	15	2	0	0	0	0	0	24	15	60.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	339	433	128	136	147	155	81	1,042	695	1,766	-60.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Calgary City	1,221	1,295	364	400	365	559	2,367	2,990	4,317	5,244	-17.7
Airdrie	243	231	76	40	162	164	56	296	537	731	-26.5
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	46	78	4	4	60	6	0	0	110	88	25.0
Cochrane	96	118	52	50	50	139	5	80	203	387	-47.5
Crossfield	29	8	6	0	0	0	0	0	35	8	**
Irricana	0	2	2	0	0	0	0	0	2	2	0.0
Rocky View County	107	91	10	0	0	0	0	0	117	91	28.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	1,742	1,824	514	494	637	868	2,428	3,366	5,321	6,552	-18.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Calgary City	88	92	0	0	37	495	0	535
Airdrie	30	43	0	0	44	12	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	29	6	0	0	0	0	0	0
Cochrane	0	6	0	8	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	147	147	0	8	81	507	0	535

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	361	547	4	12	1,561	1,866	806	1,124
Airdrie	153	164	9	0	56	154	0	142
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	60	6	0	0	0	0	0	0
Cochrane	50	107	0	32	5	80	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	624	824	13	44	1,622	2,100	806	1,266

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Calgary City	366	457	95	568	1	535	462	1,560
Airdrie	74	79	50	46	0	0	124	125
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	17	9	29	6	0	0	46	15
Cochrane	31	32	0	6	0	8	31	46
Crossfield	6	3	0	0	0	0	6	3
Irricana	2	2	0	0	0	0	2	2
Rocky View County	24	15	0	0	0	0	24	15
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	520	597	174	626	1	543	695	1,766

Table 3.5: Completions by Submarket and by Intended Market January - June 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	1,650	1,759	1,854	2,346	813	1,139	4,317	5,244
Airdrie	418	343	110	246	9	142	537	731
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	50	82	60	6	0	0	110	88
Cochrane	185	168	18	187	0	32	203	387
Crossfield	35	8	0	0	0	0	35	8
Irricana	2	2	0	0	0	0	2	2
Rocky View County	117	91	0	0	0	0	117	91
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	2,457	2,454	2,042	2,785	822	1,313	5,321	6,552

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
June 2017	104	41.9	49	19.8	22	8.9	18	7.3	55	22.2	248	585,000	702,256
June 2016	138	41.6	75	22.6	29	8.7	10	3.0	80	24.1	332	570,000	786,048
Year-to-date 2017	457	38.0	316	26.2	147	12.2	50	4.2	234	19.4	1,204	590,000	711,083
Year-to-date 2016	530	41.0	315	24.4	123	9.5	61	4.7	263	20.4	1,292	575,000	747,293
Airdrie													
June 2017	17	70.8	3	12.5	2	8.3	0	0.0	2	8.3	24	505,000	553,803
June 2016	34	68.0	8	16.0	1	2.0	4	8.0	3	6.0	50	470,000	557,431
Year-to-date 2017	175	79.5	28	12.7	10	4.5	1	0.5	6	2.7	220	480,000	504,640
Year-to-date 2016	149	63.9	50	21.5	13	5.6	9	3.9	12	5.2	233	510,000	553,404
Beiseker													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Chestermere Lake													
June 2017	0	0.0	3	30.0	4	40.0	1	10.0	2	20.0	10	-	-
June 2016	2	22.2	0	0.0	3	33.3	2	22.2	2	22.2	9	-	-
Year-to-date 2017	4	9.1	15	34.1	12	27.3	5	11.4	8	18.2	44	-	744,194
Year-to-date 2016	13	17.1	20	26.3	11	14.5	15	19.7	17	22.4	76	645,000	710,714
Cochrane													
June 2017	11	73.3	2	13.3	2	13.3	0	0.0	0	0.0	15	465,000	479,607
June 2016	23	82.1	0	0.0	0	0.0	2	7.1	3	10.7	28	467,500	526,154
Year-to-date 2017	70	78.7	10	11.2	4	4.5	3	3.4	2	2.2	89	450,000	477,488
Year-to-date 2016	91	76.5	11	9.2	3	2.5	8	6.7	6	5.0	119	470,000	517,652
Crossfield													
June 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
June 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	27	100.0	0	0.0	0	0.0	0	0.0	0	0.0	27	-	409,477
Year-to-date 2016	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	-	-
Irricana													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Rocky View County													
June 2017	3	15.8	1	5.3	3	15.8	5	26.3	7	36.8	19	840,000	831,477
June 2016	3	20.0	1	6.7	0	0.0	2	13.3	9	60.0	15	980,000	882,133
Year-to-date 2017	19	22.1	6	7.0	7	8.1	14	16.3	40	46.5	86	850,000	986,925
Year-to-date 2016	15	16.5	4	4.4	3	3.3	6	6.6	63	69.2	91	995,000	1,160,872
First Nations													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
June 2017	137	43.1	58	18.2	33	10.4	24	7.5	66	20.8	318	580,000	687,418
June 2016	203	46.5	84	19.2	33	7.6	20	4.6	97	22.2	437	550,000	742,529
Year-to-date 2017	752	45.0	375	22.5	180	10.8	73	4.4	290	17.4	1,670	570,000	681,156
Year-to-date 2016	805	44.2	402	22.1	153	8.4	99	5.4	361	19.8	1,820	565,000	725,585

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
June 2017

Submarket	June 2017	June 2016	% Change	YTD 2017	YTD 2016	% Change
Calgary City	702,256	786,048	-10.7	711,083	747,293	-4.8
Airdrie	553,803	557,431	-0.7	504,640	553,404	-8.8
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	-	-	n/a	744,194	710,714	4.7
Cochrane	479,607	526,154	-8.8	477,488	517,652	-7.8
Crossfield	-	-	n/a	409,477	-	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	831,477	882,133	-5.7	986,925	1,160,872	-15.0
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	687,418	742,529	-7.4	681,156	725,585	-6.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

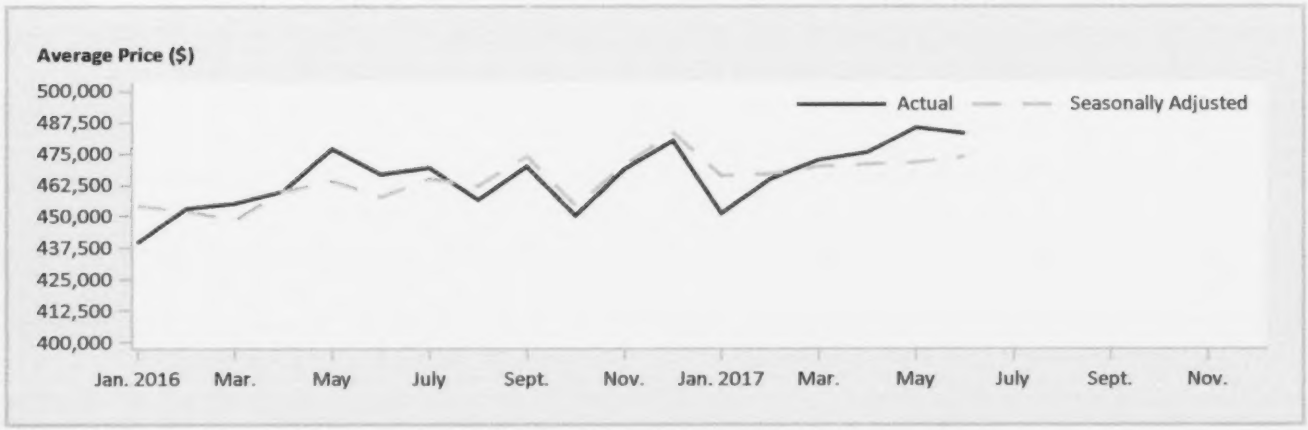


Figure 5.2: MLS® Residential Sales for Calgary

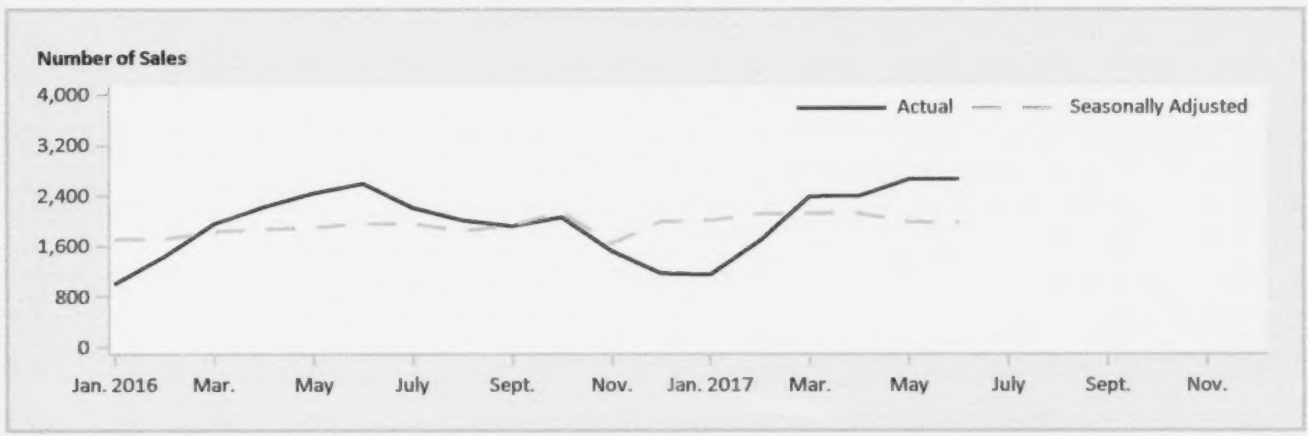
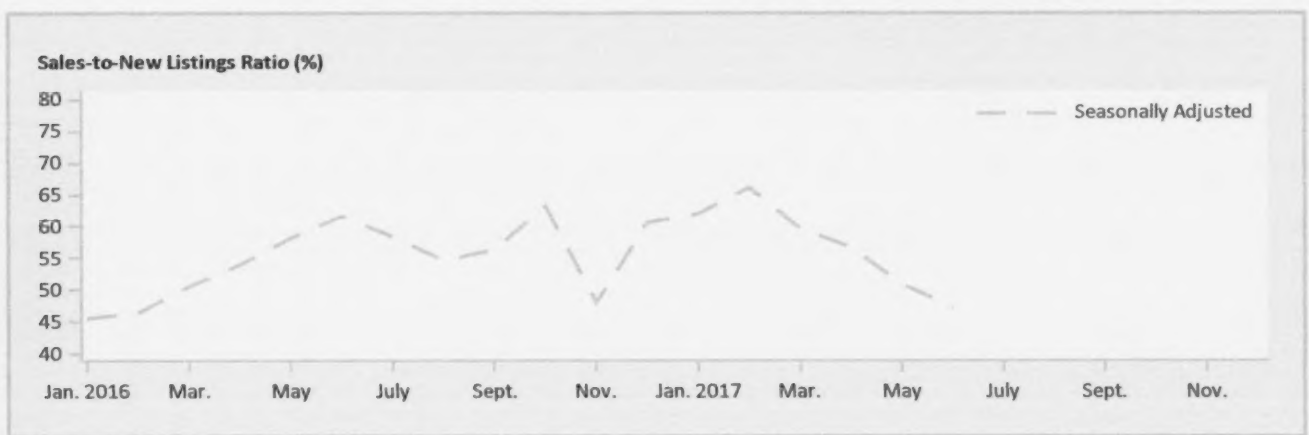


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
June 2017

		Interest Rates			NHPI, Total, Calgary CMA 2016.12 =100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.7	134.3	798	7.6	72.3	1,124
	February	561	3.14	4.64	100.2	134.4	798	8.5	73.0	1,124
	March	561	3.14	4.64	100.2	135.5	802	8.9	73.6	1,141
	April	561	3.14	4.64	100.2	135.5	803	8.8	73.4	1,153
	May	561	3.14	4.64	100.4	135.9	801	8.6	72.9	1,162
	June	561	3.14	4.64	99.8	136.6	795	8.8	72.5	1,154
	July	567	3.14	4.74	99.9	135.9	796	9.0	72.6	1,147
	August	567	3.14	4.74	99.9	136.3	798	9.3	72.9	1,137
	September	561	3.14	4.64	99.6	135.7	802	9.6	73.5	1,135
	October	561	3.14	4.64	99.5	136.3	805	10.1	74.1	1,126
	November	561	3.14	4.64	99.8	135.4	810	10.2	74.6	1,127
	December	561	3.14	4.64	100.0	135.3	816	10.1	75.0	1,134
2017	January	561	3.14	4.64	99.9	137.4	818	9.8	74.9	1,134
	February	561	3.14	4.64	99.7	137.2	819	9.4	74.6	1,146
	March	561	3.14	4.64	99.7	137.3	820	9.3	74.4	1,148
	April	561	3.14	4.64	99.9	137.9	823	9.3	74.6	1,162
	May	561	3.14	4.64	99.5	137.8	828	9.3	75.0	1,155
	June	561	3.14	4.64		137.5	834	8.9	75.0	1,142
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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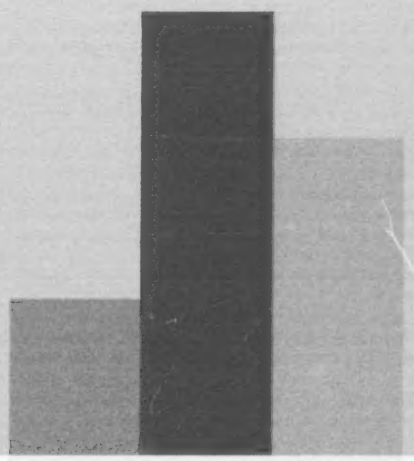

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